



**CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION**

---

**17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236**  
**Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)**

**PLANNING COMMISSIONERS**

Joseph H. Mueller, Chair  
John Moniz, Vice Chair  
Wayne Tanda, Commissioner  
Susan Koepp-Baker, Commissioner

Robert Benich, Commissioner  
Jerry Dommer, Commissioner  
John McKay, Commissioner

**PLANNING COMMISSION MEETING**

**JUNE 14, 2011**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

**REGULAR MEETING - 7:00 P.M.**

**\*\*\* A G E N D A \*\*\***

**NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

## PLANNING COMMISSION AGENDA

JUNE 14, 2011

PAGE 2

### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

### **ORDERS OF THE DAY**

**MINUTES:** May 24, 2011 minutes will be included in the June 28, 2011 agenda packet.

1)      5 Minutes      **PC CHAIR/VICE-CHAIR SELECTION**

**Recommendation:** Select members to serve as Chair and Vice-Chair for a one-year term in accordance with City Council adopted policy.

### **CONTINUED PUBLIC HEARINGS:**

2)      30 Minutes      **ZA-11-08: Revisions to the Home Occupation Ordinance:** A proposed amendment to Section 18.48.055 (Home Occupations) of Chapter 18.48. (Performance Standards) of the Morgan Hill Municipal Code to comply with state regulations regarding massage practitioners and establishments and further changes to the home occupation ordinance to ensure that home occupations do not change the character of residential neighborhoods.

**Recommendation:** Adopt Resolution recommending Council approval of revisions to the Home Occupation Ordinance.

3)      30 Minutes      **DAA-05-10E: BARRETT-SYNCON:** A request for approval to amend the development agreement for the Lone Oak project to allow an extension of time to commence construction on 29-units. The 52-unit single-family residential project is located on the Northwest corner of the intersection of Barrett Ave. and San Ramon Dr. in the R-1 7,000 RPD zoning district (APN 817-59-060 & 817-57-001).

**Recommendation:** Open/Close public hearing and table.

### **PUBLIC HEARINGS:**

4)      15 Minutes      **ZAA-04-11A: COCHRANE-TBI:** The applicant is requesting approval to amend the zoning for the Madrone Village Shopping Center to include commercial recreational uses 3,000 sf or less in area, medical offices, and dental offices as permitted uses. The Madrone Village Shopping Center is located at the northwest corner of Cochrane Road and Madrone Parkway in a PD, Planned Development zoning district (APNs 726-33-029 thru -031).

## **PLANNING COMMISSION AGENDA**

**JUNE 14, 2011**

**PAGE 3**

**Recommendation:** Adopt Resolution recommending Council approval of proposed additions to the permitted uses for the Madrone Village Shopping Center.

### **OTHER BUSINESS:**

- 5)      **60 Minutes**      **BMR REDUCTION PROGRAM:** Review the RDCS Subcommittee recommendation and homebuilders' request for expansion of the 2008 Below Market Rate (BMR) Reduction Program.

**Recommendation:** Recommend that the City Council authorize revisions to the 2008 BMR Reduction Program to allow an additional deadline extension, expansion to other eligible projects, streamline development agreement review, and authorize payment of Housing Fees to waive BMR commitments.

- 6)      **10 Minutes**      **REGIONAL HOUSING NEEDS ALLOTMENT ANNUAL PROGRESS REPORT:** Review the City's housing production relative to the Regional Housing Needs Allocation (RHNA) established by the Association of Bay Area Governments for the current Housing Element period of 2007-2014.

**Recommendation:**      Accept Report

- 7)      **5 Minutes**      **PC HOLIDAY SCHEDULE:**

**Recommendation:** Discuss/Commission discretion and approval of Summer Meeting Schedule.

### **TENTATIVE AGENDA FOR THE JUNE 28, 2011 MEETING:**

-              SD-11-05: Diana-KB Home

### **ANNOUNCEMENTS**

### **CITY COUNCIL REPORTS**

### **ADJOURNMENT**

### **SPEAKER CARD**

*If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers, and deliver it to the Deputy City Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. As you are called, please walk to the podium to be recognized by the Chairperson. Please speak directly into the microphone while making your comments. Please limit your remarks to three (3) minutes.*

**PLANNING COMMISSION AGENDA**

**JUNE 14, 2011**

**PAGE 4**

**NOTICE**  
**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

**NOTICE**

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

**NOTICE**

*All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)*